

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



VICTORIA PARK ROAD EAST
VICTORIA PARK

VICTORIA PARK ROAD

VICTORIA PARK, CF5 1EG - £850 PCM

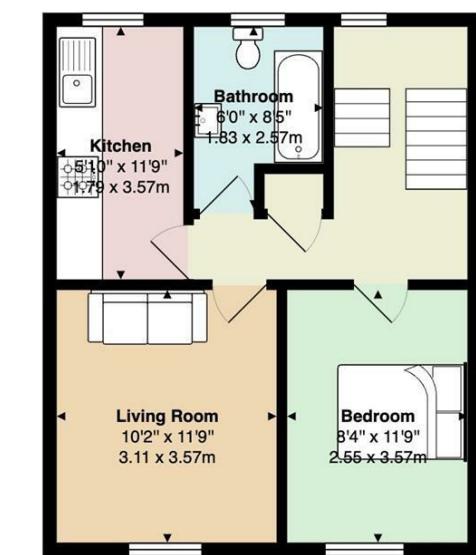
1 bedroom(s) 1 bathroom(s) 456.00 sq ft

Rare opportunity to rent this third floor apartment with great views, across the road from Victoria Park, close to local amenities and eateries. Communal entrance leads to double bedroom and living room which, both face the park, modern fitted kitchen with appliances and room for a table and chairs. Modern bathroom with shower over the bath, the property also benefits from gas central heating. The property is offered Unfurnished.

WATER RATES TO BE PAID DIRECTLY TO THE LANDLORD

Council Tax Band: C
EPC Rating: C

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY SPECIALIST

Mr Gwyn Davies
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Lettings Manager

TFF 18 Victoria Park Road East

Total Area: 456 ft² ... 42.4 m²

All measurements are approximate and for display purposes only